Brookline Preservation Commission Local Historic District Report

Address: 40 Dunster Road

District: Chestnut Hill North LHD Applicant: Michael and Casey Buckley

Date Built: 1886

Architect: Unknown Builder: Unknown





Statement of Significance:

40 Dunster Road is one of nine houses built in Chestnut Hill in the late 1880's, and with 52 Norfolk Road, is one of the two earliest houses. Now painted white, this house has many Shingle Style elements, including clipped gables with shingle banding, pent roofs and tall chimneys, the solid, curved shingled railing on the porch, and the steep-pitched gambrel-like overhang at the second story. Its size and some of its features are reminiscent of #6 Alwyngton Road nearby, another early house. A two story addition was constructed in 1896, and another two story addition (living room) with a gable roof was constructed in 1940.

Charles K. Cobb, the original owner, became a Brookline resident in 1888, was a partner in Brooks & Nichols, a law firm at 40 Water Street in Boston.

The current owners of the property received approvals from the Brookline Preservation Commission and Zoning Board of Appeals to demolish an existing 1941 detached garage, and construct a new two car garage and one story connector; in addition, the owners received approvals for alterations and restoration work to the existing house as well as outdoor landscape features. This work is currently under construction.

<u>Proposed Alterations:</u>

The applicant is proposing to install exterior lighting throughout the property. The proposal includes:

- (23) Vision 3 rear mount MR16 flood lights with a stake mount located mostly within the vegetation lining the driveway, as well as the front entrance, the exterior pathway to the rear patio, and the large tree located close to Dunster Road. (A/yellow on the plan)
- (6) 31.5" Hunza twig lites located in front of the main entrance, as well as the sides of the rear patio. (B/green on the plan)
- (8) 17" Auroralight path lights located mostly along the rear patio, as well as by the rear connector entrance and the right side gate. (C/orange on the plan)
- (4) Hunza euro step lites located within the steps leading to the rear patio. (D/blue on the plan)
- (2) Hunza spike spot lights located on either side of the entrance to the driveway. (E/purple on the plan)

Applicable Guidelines:

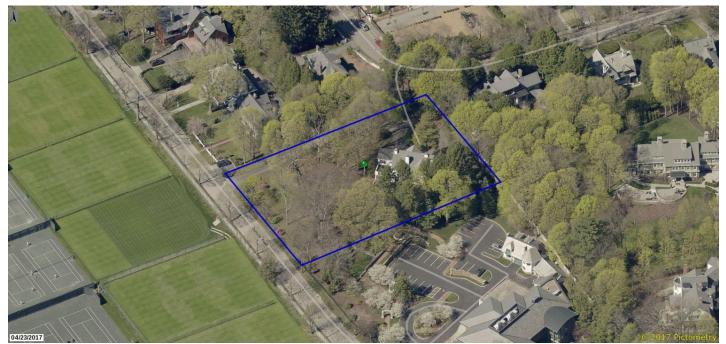
At this time the Design Guidelines do not specifically mention exterior lighting. The Commission has in previous local historic district applications asked that applicants take a minimal approach and that lighting be proposed for functional and safety purposes such as by entrances, walkways, patios, and stairs.

Preliminary Findings:

The Commission should ask about the necessity of the high number of proposed Vision 3 rear mount MR16 flood lights (23), specifically the three proposed by the tree in front of Dunster Road, as well as the two by the fence next to the driveway which are located directly next to the two Hunza spike spot lights. The Hunza twig lights, the Auroralight path lights, and the Hunza euro step lights are located by entrances, steps, the rear patio and walkways and serve a function compatible with exterior lighting that has been approved in local historic districts. The Commission might consider asking if the applicant is proposing to tilt the top of the Hunza twig lights towards the ground in an effort to keep the light directed downwards.



Aerial view of 40 Dunster Road, looking east.



Aerial view of 40 Dunster Road, looking north.



Aerial view of 40 Dunster Road, looking west.



Aerial view of 40 Dunster Road, looking south.



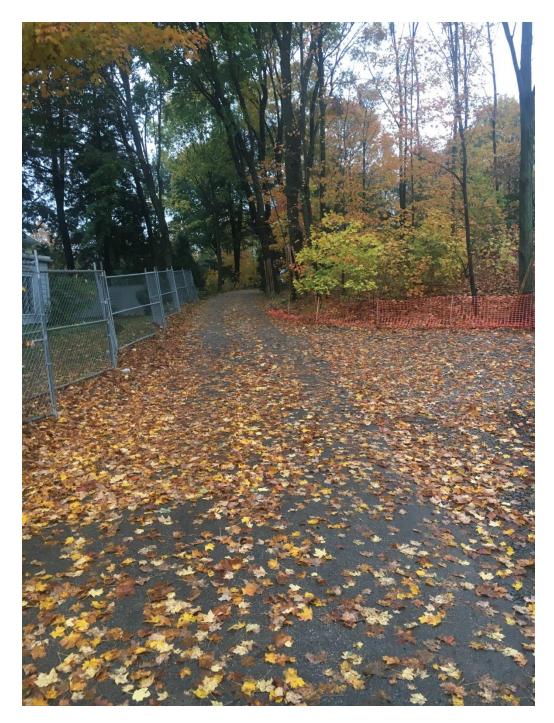
Photograph of the driveway and rear yard taken from Dunster Road



Photograph of the rear yard taken from Dunster Road



Photograph of the tree located in front of Dunster Road to the right side of the side/rear property line



Photograph of the driveway taken from Dunster Road



Photograph of the front elevation and entrance taken from Devon Road



Page 10 of 18 40 Dunster Road



Type: UPLIGHT

Rear Mount MR16 Flood **MODEL FL1** 12V 50W Max., MR16 Halogen

12V 7.5W, 12/24V 6W, or 12V 10W LED

LIGHTING

Specifications

Body

Machined 6061-T6 aluminum, C36000 brass, or 304 stainless steel body with 18-8 stainless steel hardware.

Knuckle

Machined 6061-T6 aluminum, C36000 brass, or 304 stainless steel mounting knuckle with a 1/2" NPS threaded male fitting allows a full range of mounting positions. Double taper design (U.S. Patent #6,966,679) allows fixture to hold position during aiming and ensures a solid lock when tightened. Integral high temperature silicone O-ring prevents leaking between housing and knuckle. Integral LED models have a molded silicone wire seal to prevent water entry at knuckle. Available Rotate and Lock option (U.S. Patent #7,108,405 & #7,458,552) allows for full 360° horizontal aiming and locking.

Cap

Machined cap locks in place with one 18-8 stainless steel set screw, and is sealed to the body with a high temperature silicone O-ring. Round C2 & C4 caps have drain holes for water drainage from top of lens. Square caps feature removable and field interchangeable cutoffs with 'flow-through' design for 360° drainage with no light leak. 'Flush Lens' cap styles incorporate a stepped lens to reduce the collection of water and debris on the lens.

Finish

TGIC thermo set polyester powder coat paint available in

14 standard colors. On aluminum model, finish is applied over a corrosion resistant, hexavalent chromium free, RoHS compliant coating. Aluminum model available in one additional metal finish: Clear Anodized. Brass model available in three additional metal finishes: Natural, Polished, and Aged. Stainless steel model available in three additional metal finishes: Natural, Polished, and Brushed.

Socket

GY-6.35 porcelain socket with 600V, 250°C, PTFE coated 18 ga leads.

Lens

Tempered, clear lens, secured to cap with a high temperature, UV curing, silicone adhesive.

Lamps

MR16 Halogen: 12V bi-pin up to 50W (maximum allowable wattage depends on model and application. See Certification heading).

Integral LED: 12-24V AC/DC 6W (400lm) or 12V AC/DC 10W (700lm) LED options include integral driver with High/Low switch for 35W/20W (6W) or 50W/35W (10W) halogen equivalent outputs. LED Modules are field replaceable and feature replaceable lenses, an L70 > 60,000 hrs., dynamic transformer recognition, phase dimming (see Transformer and Dimmer Compatibility List), and patented LEDSense® thermal management.

Retrofit MR16 LED: 12V 7.5W (600lm) bi-pin retrofit

SoraaTM MR16 LED lamp with specially engineered heat sink mount to ensure proper heat transfer to body. Note: Retrofit LED will overheat without supplied heat sink mount.

Certification

CSA tested & certified to US and Canadian safety standards for the following applications:

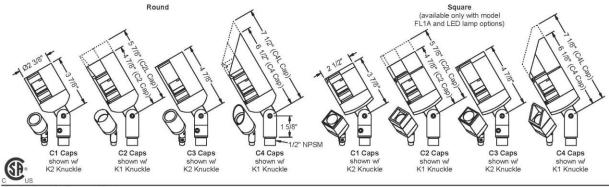
Wet location landscape use (UL1838); FLIA - 50W Max. MR16 Halogen lamp. FLIB - 35W Max. MR16 Halogen lamp. FLIS - 20W Max. MR16 Halogen lamp. Wet location wall mount use (UL1598);

FL1A - 50W Max. MR16 Halogen lamp. FL1B - 20W Max. MR16 Halogen lamp. FL1S - 20W Max. MR16 Halogen lamp. Wet location ceiling mount use (UL1598):

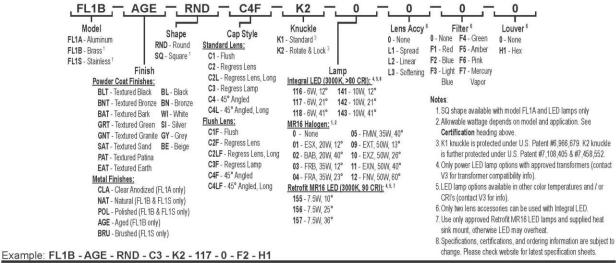
FLIA - 20W Max. MR16 Halogen lamp. FL1B - 20W Max. MR16 Halogen lamp. FL1S - 20W Max. MR16 Halogen lamp.

LED options can be used in all models and applications.

All ratings subject to change without notice. See website or contact V3 for most current info.



Ordering Information



©2002 - 2019 Vision3 Lighting®

P.O. Box 607, Fowler, CA 93625

(559) 834-5749

(559) 834-4779 fax

www.vision3lighting.com

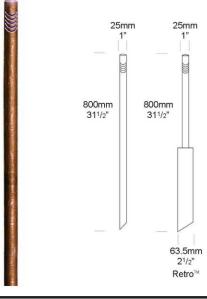


PROJECT: 40 DUNSTER TYPE: PATH SOURCE: NOTES:



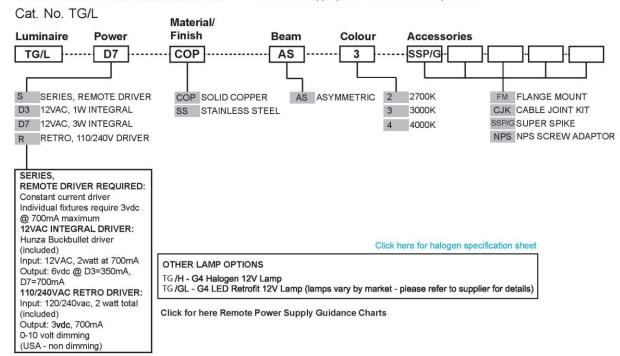
LED Chip	Cree XPG-3 Plug and Play field replaceable LED board
Luminaire Output	120 Lumens @ 700mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	60 Lumens minimum @ 2 watts, delivered from luminaire with unobstructed beam
CRI (3000K)	90+
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	Asymmetric
Ingress Protection	IP44

Warranty	Electronics = 5 years Body Cop/SS = 10 years
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No.250.7, No.250.0-08 CE



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided



HUNZA

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LUMINAIRE CONSTRUCTION

CNC machined from one of the following metals:

Copper

Pole: solid copper 25.4mm (1") rod. End cap: solid copper 25.4mm (1") rod.

316 Stainless Steel

Pole: 316 stainless steel 25.4mm (1") rod. End cap: 316 stainless steel 25.4mm (1") rod.

22mm (3/4") extra clear low iron flush fit shatter resistant glass tube. Lifetime warranty.

Gaskets:

Silicone, iron impregnated 220°C (428°F).

The pole 800mm (311/2") is directly mounted into the earth or concrete. For extra stability in sand or loose ground use the Super Spike. Flange Mount option is available for hard surfaces.

Luminaire Weight:

Low voltage Cop: 0.800kg (1lb 12oz) SS: 0.800kg (1lb 12oz) Retro™

Cop: 1.980kg (4lb 6oz) SS: 1.980kg (4lb 6oz)

ACCESSORIES







Flange Mount

Super Spike

Screw Mount Adaptor

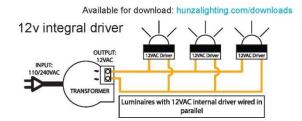
BEAM ANGLES

High efficiency PMMA TIR lenses. Field replaceable

IES files available for download: hunzalighting.com/downloads

WIRING GUIDE Series/remote driver OUTPUT: DC constant currer Series Luminaires wired in series

Diagrams are a guide only, wire colours and polarity may change depending on fixture and country



HUNZA PURE OUTDOOR LIGHTING

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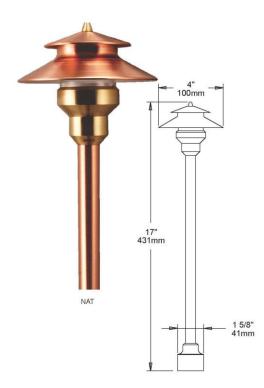


40 DUNSTER

TYPE: PATH

CAT. #: HPL4- 330-G/S-BLP

HPL4 LA JOLLA



The compact size of the HPL4 allows for it to be installed discretely into planters and is ideal for illuminating pathways and intimate garden areas. Use anywhere a less obvious light source is desired. With a timeless design, precision manufacturing and the highest quality materials, our HPL luminaires are the clear choice.

Every HPL series path light gives you a choice of a Thermally Integrated® Field Serviceable LED Module or traditional Halogen lamp. Using Copper Core™ Technology, the HPL module is specifically engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency and long life!

Features include:

- · Interchangeable LED Module in 2.5 or 3.5 Watts
- Up to 120 lumens at 3.5 Watts
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction
- Patent Pending



BLP

[NAT] Natural

[NI] Nickel PVD

[BLP] Bronze Living Patina

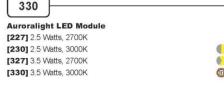
[BLP-XD] BLP Extra Dark

FINISH

hybrid







ACCESSORIES (Select One) [180] 180° Directional Reflector™ * [270] 270° Directional Reflector™ * (ID) Internal Diffuser (Frosted)

* Visible light

MOUNT [1/2] 1/2" Male Thread

G/S

[G/S] Ground Stake ID/S1 Deluxe Stake 9"

[T/R-X] Trident Spike (9" or 12")

[P/B-S] Power Box w/ Stake (Inc. 60W 120-12V transformer)

[P/M] 4" Pedestal Mount [SM3] 3 1/4" Surface Mount

[SM2] 2 1/4" Surface Mount [X] = Specify Length

NOTE: See Mount Guide for more options







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Euro Step Lite Solid Eyelid

PROJECT: 40 DUNSTER

TYPE: STAIRS

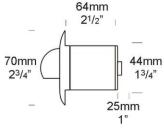
SOURCE:

NOTES:



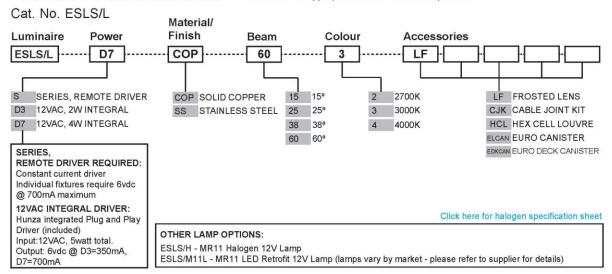
LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board	
Luminaire Output	420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam.	
Lumens Per Watt	105 Lumens @ 4 watts minimum, delivered from luminaire with unobstructed beam	
CRI (3000K)	90+	
Colour Temperatures	2700K, 3000K, 4000K	
Beam Angles	15, 25, 38, 60	
Ingress Protection	IP67	
Warranty	Electronics = 5 years Body Cop/ SS = 10 years	
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No. 250.7, No. 250.0-08	





PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided



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LUMINAIRE CONSTRUCTION

CNC machined from one of the following

metals: Copper:

Body: 45.5mm (1^{3,4}") copper rod. Flange: 70mm (3½") solid copper rod.

316 Stainless Steel

Body: 45.5mm (1^{3,4}") stainless steel rod. Flange: 70mm (3½") solid 316 stainless steel rod.

Lens:

6mm (1/4") extra clear low iron flush fit shatter resistant glass. Add Hex Cell Louvre accessory for glare control. Lifetime Warranty.

Gaskets:

Silicone, iron impregnated 220°C (428°F)

Mounting:

The Euro Step Lite is fixed in place using a mounting canister. There are no mounting screws in the flange to spoil aesthetics of the luminaire

Luminaire Weight:

Cop: 0.635kg (1lb 6oz) SS: 0.585kg (1lb 5oz)

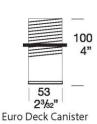
ACCESSORIES



Hex Cell Louvre



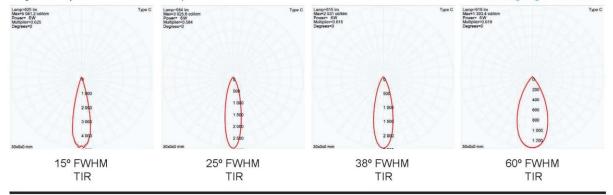
Euro Canister



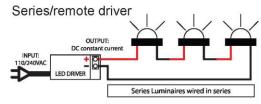
BEAM ANGLES

High efficiency PMMA TIR lenses. Field replaceable

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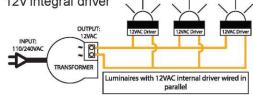


WIRING GUIDE



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country

Available for download: hunzalighting.com/downloads 12v integral driver



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Spike Spot Adjustable

PROJECT: 40 DUNSTER
TYPE: UPLIGHT
SOURCE:
NOTES:

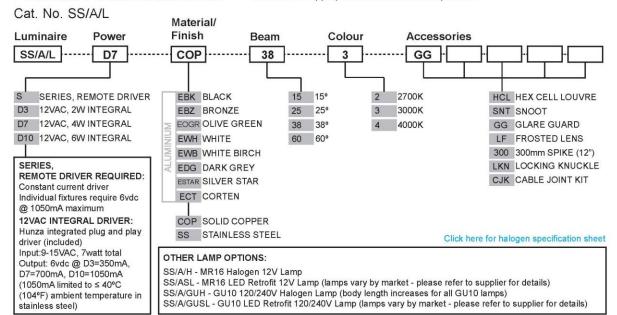


LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output	600 Lumens @ 1050mA (6 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 6 watts, delivered from luminaire with unobstructed beam
CRI (3000K)	90+
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 38, 60
Ingress Protection	IP66/IP67
Warranty	Electronics = 5 years Body Cop/ SS = 10 years Body Aluminium = 5 years
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No. 250.7, No. 250.0-08 CE



PRODUCT CONFIGURATION

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LUMINAIRE CONSTRUCTION

CNC machined from one of the following metals:

Aluminium:

Body: high corrosion resistant 63.5mm (21/2") x 10mm (3/8") aluminium.

End cap: solid aluminium 63.5mm (2^{1/2}") rod, with chromate substrate and high UV resistant polyester powder coat.

Colours:

Black, Bronze, Silver Star, White, White Birch, Olive Green, Dark Grey, Corten.

Copper

Body: 63.5mm ($2^{1/2}$ ") x 10mm (3/8"). End cap: solid copper 63.5mm ($2^{1/2}$ ") rod.

316 Stainless Steel:

Body: 63.5mm (2^{1/2}") x 10mm (3/8"). End cap: solid 316 stainless steel 63.5 (2^{1/2}")

Knuckles:

Aluminium and Copper luminaires - 360° rotation and 0-90° elevation, solid brass with anti rust spring.

Stainless Steel luminaires - 360° rotation and 0-90° elevation, full stainless steel construction.

Step Lens:

10mm (3/8") Extra clear, low iron, shatter resistant glass.
Lifetime warranty

Gaskets:

Silicone, iron impregnated 220°C (428°F)

Cable

Water resistant rubber with HUNZA™ Anti-Syphon™ barrier system.

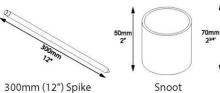
Mounting:

Ground spike 150mm (6") or 300mm (12") inserted directly into the earth.

Luminaire Weight:

Alum: 0.800kg (1lb 12oz) Cop: 1.700kg (3lb 12oz) SS: 1.600kg (3lb 8oz)

ACCESSORIES









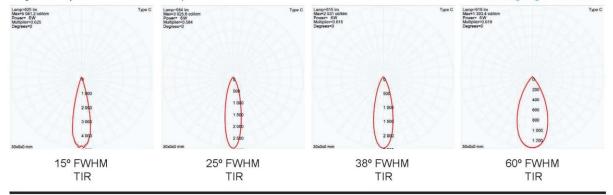
Hex Cell Louvre

Locking Knuckle

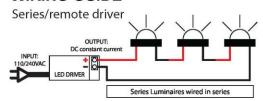
BEAM ANGLES

High efficiency PMMA TIR lenses. Field replaceable

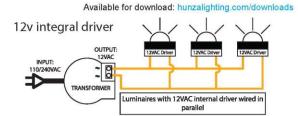
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WIRING GUIDE



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country





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